



APPROVED Minutes of the **RESCHEDULED MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Wednesday, October 16, 2013, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Grover, Members Gulatee, Kennerley and Schlecht.

ABSENT: Member Hardnock, Trustee Liaison McDonough.

ALSO PRESENT: Tonya Zozulya, Planner

CALL TO ORDER: Chairman Grover called the meeting to order at 7:02 p.m.

1.0 ROLL CALL

The roll was called by **Planner Zozulya** and **Chairman Grover** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Regular Architectural Review Board Meeting held Tuesday, September 17, 2013.

Member Gulatee moved and **Member Kennerley** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on Tuesday, September 17, 2013, as presented. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 **Continued Public Hearing** and Consideration and Discussion of variations to Title 12, *Sign Control*, of the Lincolnshire Village Code, associated with a revised ground sign package for the Tri-State International Office Center, located at 25, 75, 100, 200 and 300 Tri-State International (GA Tri-State Office Park, LLC).

Planner Zozulya stated the Public Hearing on this matter was held on September 17, 2013. At that meeting, Sutton Place residents that attended the meeting expressed concerns regarding the location of the proposed Entry sign due to traffic conflicts/visibility at the Westminster/Tri-State International intersection. Some residents also commented on the size of the Entry sign and questioned whether it should be revised to display the Tri-State identification panel only. At the conclusion of the meeting, the ARB continued the Public Hearing until October 16th, to allow the Petitioner the opportunity to meet with concerned residents regarding a new location for the Entry sign. **Planner Zozulya** stated in addition, the ARB requested the Petitioner address the following items prior to the next meeting:



- Reexamine the Entry sign location.
- Clarify the use of the blue color on the proposed signs.
- Consider removing the phone number from the proposed Tollway sign.
- Incorporate evergreen species into the proposed landscape plans.
- Consider expanding the Tollway sign landscape bed area.
- Consider replacing the proposed T12 lamps with different lamps due to a possible phase-out of T12 lamps.

Planner Zozulya stated Staff supports all the variations with one condition regarding the final location of the proposed signs being subject to the approval of the Village's Public Works Department, with regard to utility locations. She stated the Tri-State ownership will make a presentation to outline their responses to the ARB requests. **Sue Lehman, Colliers International**, representing the Petitioner, was sworn in by **Chairman Grover**. She stated the Tri-State team met with representatives of the Sutton Place Homeowners Association to address their concerns regarding modifications to the proposed Entry sign at the intersection of Westminster/Tri-State International. As a result of the meeting, the sign was relocated 90' back from the front of the landscape median and reduced in size. She stated Tri-State also trimmed adjacent bushes in that median to open up lines of sight. **Planner Zozulya** noted the redesigned Entry sign has eliminated several originally-requested variations, with the setback remaining the only variation item.

With regard to the blue color proposed for the signs, **Ms. Lehman** stated blue is the corporate color of the property owners and management company. The Tollway sign is designed in a step-down fashion, mimicking the existing Tri-State building design. **Member Kennerley** inquired whether or not the Entry sign will be lit. **Ms. Lehman** responded the sign will be internally illuminated from 5-7 a.m. and 4-7 p.m. in the winter. She noted Tri-State incorporated evergreen species into the landscape plans, as requested by the ARB. She noted in speaking with Staff, Tri-State decided not to increase the size of the landscape bed for the Tollway sign. **Member Gulatee** inquired whether or not the revised Entry sign will be double-sided, to which **Ms. Lehman** responded affirmatively. With regard to the phone number proposed for the Tollway sign, **Ms. Lehman** stated having the leasing phone number displayed is critical to the Center's leasing competitiveness. As to the T12 lights concern, the sign company provided an explanation that the phase-out does not apply to exterior lights.

Rob Weinberg, President of the Sutton Place Neighborhood Association, was sworn in by **Chairman Grover**. He sought clarification regarding the placement of the proposed Entry sign, stating the revised 7'4" setback does not match the staked location in the field. **Katie Conroy, Poblocki Sign Company**, was sworn in by **Chairman Grover**. She stated the 7'4" setback for that sign is accurate and that the staked location may have been slightly incorrect.

Ken Olsen, 854 Sutton Court, was sworn in by **Chairman Grover**. **Mr. Olsen** questioned the reasons for the installation of ground signage as opposed to wall signs, previously authorized for the Center via a variation. He also suggested Tri-State speak with Hilton regarding providing a directional sign at the Route 22 entrance adjacent to the Homewood Suites by Hilton hotel.



Member Schlecht sought clarification as to whether or not the Tollway sign landscape bed size was increased. **Ms. Lehman** said Tri-State examined this request and decided to maintain that landscape bed unchanged (as it currently exists), given its location in a parking lot. **Ms. Conroy** stated there is a curb adjacent to the sign that limits the expansion of the landscape bed. **Community Development Director McNellis** said the base of this sign is not visible from the Tollway, given the elevation difference. Requiring Tri-State to comply with Code would not result in a substantial benefit in this particular case. **Member Schlecht** expressed concerns about permitting a phone number on the Tollway sign due to a precedent and requested an explanation. He does not believe this request warrants a variation. He inquired as to whether or not there is a directional sign in place that directs visitors to the Tri-State management office. **Kelly Morrissey, Colliers International**, representing the Petitioner, was sworn in by **Chairman Grover**. She stated visitors that drive into the Center already know about the location of the management office. **Community Development Director McNellis** stated Tri-State is the only multi-tenant office center in the Village of this size that is under single ownership and single real estate representation. **Member Kennerley** inquired whether or not Tri-State can consider placing a phone number on the Entry sign rather than the Tollway sign. **Ms. Morrissey** responded it will not be possible as Tri-State made a concession to the Sutton Place residents with the redesigned sign which does not include a phone number or any other type of leasing information. **Chairman Grover** stated he likes the concept for the Tollway sign and has no objections to the proposed phone number. **Chairman Grover** also stated he believes the Entry and directional signs meet the needs of the Center and residents. **Ms. Morrissey** said Tri-State will continue being good neighbors with Sutton Place residents.

Community Development Director McNellis said if the ARB feels they may not reach consensus regarding the Tollway sign phone number, they may wish to separate the phone number variation (12-8-1-H-2) from the rest of the request and vote on them separately.

There being no further public comment, **Chairman Grover** closed the Public Hearing and reconvened the ARB meeting.

Member Gulatee moved and Member Schlecht seconded a motion to approve, and recommend to the Village Board for their approval of variations to Sections 12-9-1-A-1, 12-9-1-A-12, 12-9-1-G-1, 12-8-1-E-1 and 12-8-1-H-5 of the Lincolnshire Sign Control, to permit a revised ground sign package for the Tri-State International Office Center, located at 25, 75, 100, 200 and 300 Tri-State International, as depicted in a presentation packet prepared by Poblocki Sign Company, date stamp received October 9, 2013, and as depicted in a color/material sample board provided by the Applicant, and based on the facts presented at a Public Hearing held on September 17, 2013 and Continued Public Hearing held on October 16, 2013, as recommended in Staff's memorandum dated October 11, 2013 regarding the final location of the proposed signs being subject to the approval of the Village's Public Works Department based on utility locations.



The motion passed unanimously by voice vote.

Member Gulatee moved and Chairman Grover seconded a motion to approve, and recommend to the Village Board for their approval of a variation to Section 12-8-1-H-2 of the Lincolnshire Sign Control, to permit a leasing phone number to be displayed on the proposed ground sign along the Tollway as part of a revised ground sign package for the Tri-State International Office Center, located at 25, 75, 100, 200 and 300 Tri-State International, as depicted in a presentation packet prepared by Poblocki Sign Company, date stamp received October 9, 2013, and as depicted in a color/material sample board provided by the Applicant, and based on the facts presented at a Public Hearing held on September 17, 2013 and Continued Public Hearing held on October 16, 2013.

The motion failed to pass by a vote of 1:3.

Planner Zozulya stated this revised ground sign request will be submitted to the Village Board for final approval.

- 3.2 Continued Consideration and Discussion of a revision to the previously approved Site Plan and Landscape Plan for the approved Dunkin' Donuts Restaurant in the existing Marathon Gas Station, to retain an existing brick wall along the south property line, for the property located at 435 Milwaukee Avenue (Village of Lincolnshire/GTM/North Shore Management, dba Dunkin Donuts).

Planner Zozulya stated this request was previously considered at the September 17, 2013 ARB meeting. She stated the ARB appeared in favor of preserving the south wall but had concerns regarding the revised landscape plan with regard to integration between the east and south areas. This matter was continued to allow Dunkin' Donuts the opportunity to prepare a revised landscape plan for the ARB's review. **Member Kennerley** inquired as to the reason Dunkin' was not in attendance to present their revised request. **Planner Zozulya** stated Staff did not request their attendance as the preservation of the south wall was Staff's idea after the formal approval of the Dunkin plans. She noted after the September meeting, Dunkin' worked with Staff to address the ARB's concerns. **Planner Zozulya** said Staff proposes three options for the ARB's consideration. She said Staff is in favor of Option 2, detailed on Page 1 of the Staff memo (preservation of the south wall and existing landscaping, except for the southwestern area where an opportunity exists for plant in-fill using species proposed for the east property line). She also stated it is imperative the ARB reach a decision on this matter as Dunkin' is in for a building permit and hopes to initiate construction this year.

Member Schlecht expressed concerns about the future maintenance of the south brick wall. **Planner Zozulya** responded the property owner will be responsible for the maintenance of this wall, including all necessary repairs. **Member Schlecht** also inquired whether or not the foundation of the east brick wall will be removed to make room for plantings along the east property line. **Planner Zozulya** said she is not certain whether or not the entire foundation will be removed. **Member Kennerley** stated she finds the revised landscape plan to be more cohesive than the previous one but has some suggestions. She stated the area in the northwest corner lacks all-season interest and should have another evergreen planted. She



also feels the proposed grasses along the south property line lack rhythm and should be more balanced. The biggest area of concern is the proposed Karl Foerster grasses along the north property line adjacent to the drive-thru lane, due to snow plowing and space limitations. She feels that area needs to be planted with a different, more snow-tolerant species or improved with decorative rocks. **Planner Zozulya** said there are Karl Foerster grasses in diamond-shaped landscape islands at the Village Green Center which proved to be weather resistant.

Member Kennerley moved and Member Schlecht seconded a motion to approve, and recommend to the Village Board for their approval of a revised landscape plan for Dunkin' Donuts on the Marathon Gas Station property that incorporates the preservation of the south wall and preservation of the existing landscaping along the south property line, except for the southwestern area near the Milwaukee Avenue frontage where an opportunity exists for plant in-fill using some of the species proposed for the east frontage, with the following conditions:

- 1. Consider replacing the proposed Karl Foerster grasses along the north property line with either more suitable plantings or decorative rocks, due to limited space and snow plowing concerns adjacent to the drive-thru lane.*
- 2. Consider adding additional evergreen species on both sides of the landscape island in the northwest corner of the site for all-season interest.*
- 3. Consider in-filling the southwestern corner of the property, adjacent to the Milwaukee Avenue frontage, with some species proposed for the east property line.*

The motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

Community Development Director McNellis stated for the November 19, 2013 ARB meeting Staff anticipates a request from Noah's, a banquet hall facility, interested in constructing a new banquet hall immediately south of the existing Staybridge Suites hotel. He said Staff also plans to conduct "refresher" training for the ARB regarding meeting procedures at the November meeting. **Community Development Director McNellis** noted the December 17, 2013 ARB meeting has been canceled due to the holidays.

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Grover** adjourned the meeting at 8:32 p.m.

Minutes submitted by Tonya Zozulya, Planner.